



**Armed Forces Retirement Home  
Office of the Chief Operating Officer  
3700 N. Capitol Street, Box 1303  
Washington, DC 20317**

February 27, 2004

The Honorable Duncan Hunter  
Chairman, Armed Services Committee  
U.S. House of Representatives  
Washington, DC 20515

Dear Chairman Hunter:

Section 1053 of Public Law No. 104-201, 110 Stat. 2422, 2650 (1996), as amended, (the "Disposal Law") requires the Armed Forces Retirement Home ("AFRH") to convey, by sale or lease, approximately 49± acres of land located in Washington, District of Columbia, east of North Capitol Street (the "49 Acre Parcel"). The Disposal Law further provides that such disposition may not occur until the later of: (a) the date that is 60 days after the date on which notification of the proposed disposal is received by the Committee on Armed Services of the Senate and the Committee on Armed Services of the House of Representatives or (b) the date of the next day following the expiration of the first period of 30 days of continuous session of Congress that follows the date on which the notification is received by the committees.

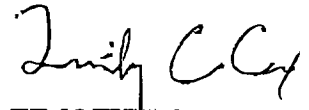
I am hereby notifying the Committee on National Security of the House of Representatives that the AFRH proposes to sell the 49 Acre Parcel to The Catholic University of America ("CUA") for a purchase price of \$22,009,227 payable in full at settlement. The sale is expected to occur promptly after compliance with the foregoing requirements of the Disposal Law.

CUA has expressed its intention to purchase the 49 Acre Parcel pursuant to another provision of the Disposal Law that provides CUA with "the opportunity to match or exceed the highest bona fide offer" received for the property. The purchase price for the 49 Acre Parcel was established by the Court of Federal Claims based on its evaluation of a purchase offer of approximately \$32,700,000 payable over approximately seven years that was received from a joint venture comprised of Stout and Teague Company and Pulte Home Corporation.

I believe the decision to sell the 49 Acre Parcel to CUA for \$22,009,227 in a single settlement this fiscal year is in the best interest of the Nation.

I am sending a similar letter to the Chairman, Senate Committee on Armed Services.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy C. Cox". The signature is fluid and cursive, with the first name "Timothy" and last name "Cox" clearly distinguishable.

TIMOTHY C. COX  
Chief Operating Officer

cc:

The Honorable Ike Skelton  
Ranking Member